

CITY OF HUNTINGTON BEACH DEPARTMENT OF PLANNING

NOTICE OF PREPARATION

January 18, 2008

To: Responsible Agencies, Other Interested State and Local Government Agencies, Utilities, and Other Interested Parties

Subject: Notice of Availability of the Notice of Preparation of a Draft Environmental Impact Report for the Huntington Beach Ripcurl Project

Lead Agency:	City of Huntington Beach	Consulting Firm:	PBS&J
Street Address:	2000 Main Street	Street Address:	12301 Wilshire Blvd., Suite 430
City/State/Zip:	Huntington Beach, CA 92648	City/State/Zip:	Los Angeles, CA 90025
Contact:	Tess Nguyen, Associate Planner	Contact:	Ruta Thomas, Senior Project Manager

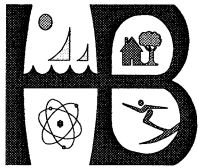
The City of Huntington Beach (City) will be the Lead Agency and will prepare a Draft Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study ☒ is, ☐ is not, attached. A copy of the Initial Study is available for review at the following locations:

City of Huntington Beach Planning Department 2000 Main Street Huntington Beach, CA 92648	Central Library and Cultural Center 7111 Talbert Avenue Huntington Beach, CA 92648	www.surfcity-hb.org * Government * Departments * Planning * Major
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The environmentally related issues to be addressed in the Draft EIR will include, but not be limited to, the following:

Aesthetics/Visual	Hazards/Hazardous Materials	Public Services
Air Quality	Hydrology/Water Quality	Recreation
Cultural Resources	Land Use/Planning	Transportation/Traffic
Biological Resources	Noise	Utilities/Services
Geology and Soils	Population and Housing	



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Due to the time limits mandated by State law, your response must be sent at the earliest possible date but ***not later than 30 days*** after receipt of this notice.

The **public review and comment period** for the Notice of Preparation is thirty (30) days commencing **Tuesday, January 22, 2008 and ending Wednesday, February 20, 2008.**

A **Scoping Meeting** will be held during the comment period at **6:30 PM on Thursday, February 7, 2008** to take comments related to the scope of the environmental issues to be analyzed within the Draft EIR. The Scoping Meeting will be located in Rooms C and D at Huntington Beach Library located at 7111 Talbert Avenue.

Please send your response to the City of Huntington Beach, attention: Tess Nguyen, Associate Planner, at the address shown above. We will need the name for a contact person in your agency.

Project Title: The Ripcurl Project

Project Location: The proposed project is located at 7302-7400 Center Avenue in the northeastern portion of the City of Huntington Beach in western Orange County, California. The proposed project is located within a developed 3.8-acre site bordered by Center Avenue to the north; an existing commercial property to the south; Gothard Street to the west; and the Union Pacific Railroad right-of-way, commercial property, and the proposed Bella Terra Phase II site to the east.

Project Description: The proposed project is a mixed-use residential and commercial development that would consist of four levels of housing over three levels of parking (one level of parking below grade and two levels of parking above grade). The retail component would be located on the ground level adjacent to the two levels of above grade parking. A mezzanine level would also be located on the roof. Overall, the project would be six stories in height and consist of approximately 440 residential units and up to 10,000 square feet (sf) of retail uses. The total project floor area, excluding parking and basement area, would be approximately 382,700 sf. Outdoor amenities would include a pool and spa area, fire pit and movie projection area. Indoor amenities would include a fitness center, business center, conference room, and clubhouse.

Date: January 18, 2008

Signature

Tess Nguyen

Title

Tess Nguyen, Associate Planner

Telephone

(714) 374-1744